

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 544 Third Street, Application Number HDC24-0141

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** October 10, 2024

**REPORT PREPARED BY:** Mariana Melin-Corcoran, Associate Planner

**REVIEW COMMITTEE DATE:** October 7, 2024

### OWNER/APPLICANT

**Name:** Bradley and Katharine Bradley

**Address:** 544 Third St  
Ann Arbor, MI 48103

**Phone:** (734) 883-1926

**BACKGROUND:** This 1 ¾ story vernacular gable-fronter has a few of its original four-over-four windows, but the house has changed significantly over time. It appears in the 1894 Polk City Directory as the home of Daniel T. Pierce, a cooper at Allmendinger & Schneider. Members of the Pierce family lived there until 1932. On the 1925 Sanborn map, the house had a one-story addition on the back, but that addition was gone on the 1931 Sanborn. Also between 1925 and 1931, an iron garage was built in the backyard. According to building permits, in 1979, a two-story side addition to the north and a rear porch were constructed. Additionally, sometime after 1971, a one-story rear addition was constructed, and the porch was widened from half the width of the original house to full width.

In October 2014, the HDC approved an application to rebuild the rear porch/mudroom.

**LOCATION:** The site is located on the west side of Third Street, between West Jefferson and West Madison Streets.

**APPLICATION:** The applicant seeks HDC approval to replace 11 non-historic windows and a non-historic sliding glass door on post-1945 additions to the house.

### APPLICABLE REGULATIONS:

**From the Secretary of the Interior's Standards for Rehabilitation:**



(2) The historic character of a property shall be retained and preserved. The removal of

historic materials or alteration of features and spaces that characterize a property shall be avoided.

- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):**

**Building Site**

Recommended: Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Not Recommended: Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

**Windows**

Recommended: Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

**From the Ann Arbor Historic District Design Guidelines (other guidelines may apply):**

**Windows**

Appropriate: Retaining and maintaining windows in good condition. Normal maintenance will include cleaning, sash cord replacement, limited paint removal, re-caulking where necessary, and new paint to make windows fully operable.

Not Appropriate: Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash which does not fit the historic opening.

Removing or radically changing a window that is important in defining the overall historic character of the property.

**STAFF FINDINGS:**

1. All of the windows and the door proposed to be replaced are on post-1945 parts of the house. The windows to be replaced are all vinyl. As shown on the drawings, two of the windows to be replaced are on the east side (facing the right of way), two are on the south elevation (on the rear addition), four are on the west (rear) elevation (on the north and rear additions), and three are on the north elevation (on the north addition). The sliding glass door is on the west elevation.

Three windows are proposed to be widened – two on the west elevation and one on the north.

2. The new windows and sliding door will be wood clad with vinyl. Windows will be double hung or casement. New trim will be Boral composite with an Azek drip cap. The trim width will match the current; dimensions are shown on the drawings. When asked if the trim dimensions could be varied from the trim on the historic part of the house, staff learned that the trim currently butts up to the very friable non-original siding (which may be asbestos tiles). Any change in the trim dimensions would mean having to manipulate siding or change openings. Since the trim on the modern additions is differentiated from the historic house, where the artificial siding overlaps the trim, staff finds this acceptable.
3. Staff believes that replacing modern windows and altering opening sizes on modern additions is compatible with the rest of the building and the surrounding neighborhood and finds that it meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation, and the Ann Arbor Historic District Design Guidelines.

**MOTION**

I move that the Commission issue a certificate of appropriateness for the application at 544 Third Street, a contributing property in the Old West Side Historic District, to remove and replace 11 vinyl windows – widening three of them – and 1 vinyl sliding glass door with clad wood windows and door. As proposed, the work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of*

*the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 5, and 9, and the guidelines for building site and windows, as well as the *Ann Arbor Historic District Design Guidelines* for windows.

**ATTACHMENTS:** description of work, drawings, photos



544 Third Street (April, 2008 photos)

**Window replacement application  
544 3<sup>rd</sup> St, Kate & Doug Bradley**

**Addition information**

We are proposing to replace all windows on two different additions to the original 1901 house, plus a sliding glass door.

The first addition is from the early 1980s, on the north side of the house. It is two stories, with the living room on the ground floor and primary bedroom on the second floor.

The second addition is from around 1990, on the back/west side of the house. It is a single story containing the kitchen.

We will also be updating a window on a mudroom addition from 2015 that was previously approved by the historic district commission. The window material and trim size were not scrutinized by the commission at the time and we will be replacing a poor initial choice by the mudroom contractor. The replacement window will be vinyl clad casement matching the nearby kitchen windows (labeled A, B, C, D, and F) in the same opening and with trim to match the other windows in this application. A photo of the mudroom window (labeled Z) is on page 14.

**Current and new material – windows & door**

All current windows on the non-historic additions, and the sliding door, are vinyl.

New windows will be Andersen 400 Series Tilt Wash Double Hung units (for any windows that are currently double hung) and 400 Series Casement units in the kitchen (which are currently sliders). The door will be a 200 Series narrowline gliding patio door.

New windows will have vinyl cladding on the exterior and pine on the interior, with white sash locks for double hungs and white contemporary cranks for casements. Glass will be clear low E4 dual pane.

**Current and new material - trim**

Current exterior trim on the historic part of the house is inset into the siding (the siding overlays it). It is generally 3.5” on the tops, 3.0” on sides, and 1.5” on bottoms, with slight variation in widths caused by the non-original siding.

In contrast with the historic part of the house, current exterior trim on the additions abuts the siding and is visibly deeper (sticking out from the house farther than the siding). Widths are similar to the trim widths on the original 1901 house, listed in photos below.

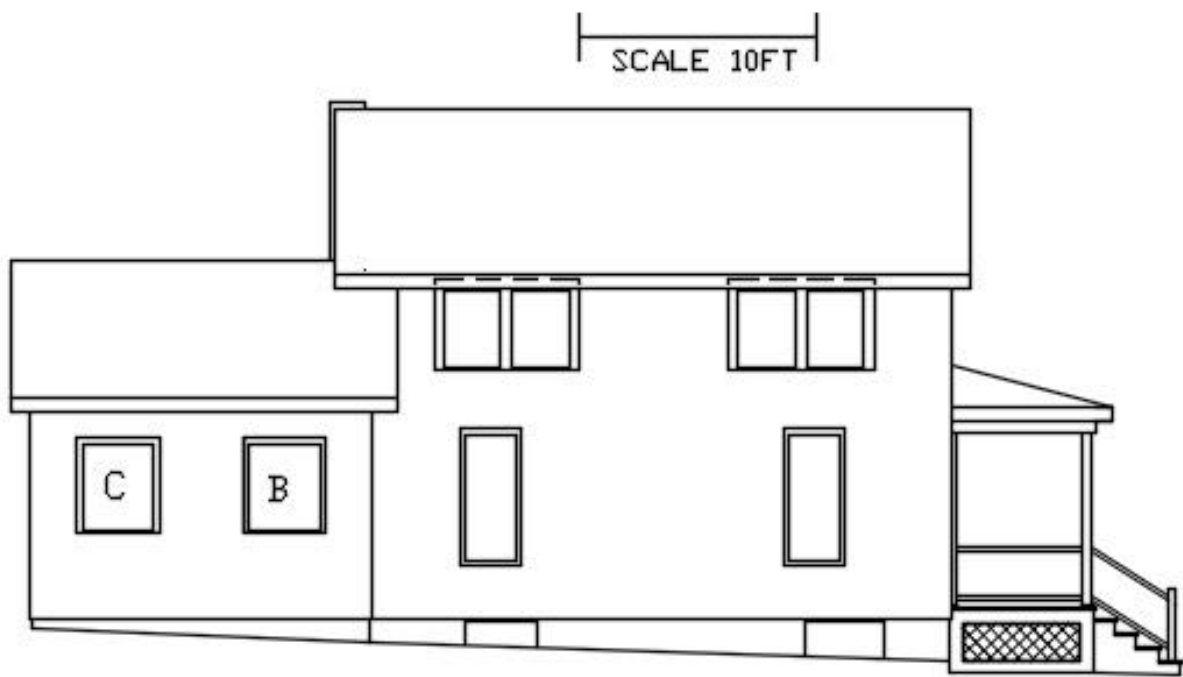
New trim material will be Boral Composite Exterior Trim w/Azek (PVC) Drip Cap.

New trim sizes for replacement windows will exactly match the current sizes. The reason is that the wallboard is friable and will shatter if we cut into it to standardize trim widths or otherwise change them to make them more obviously different from trim on the original house.

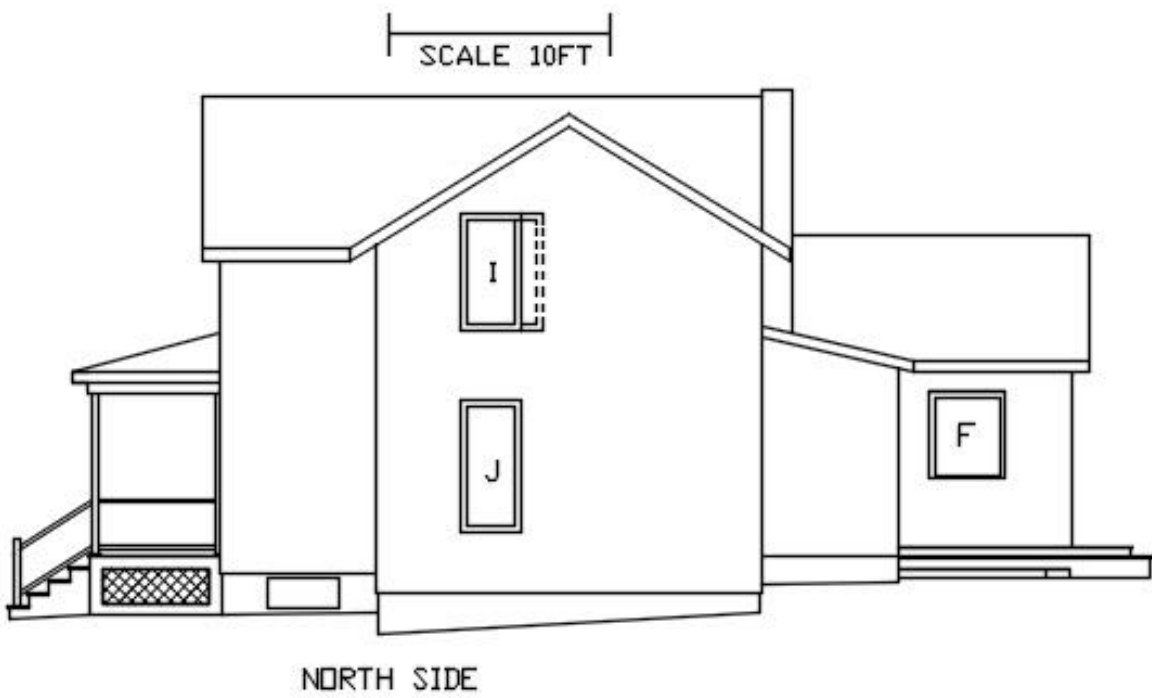
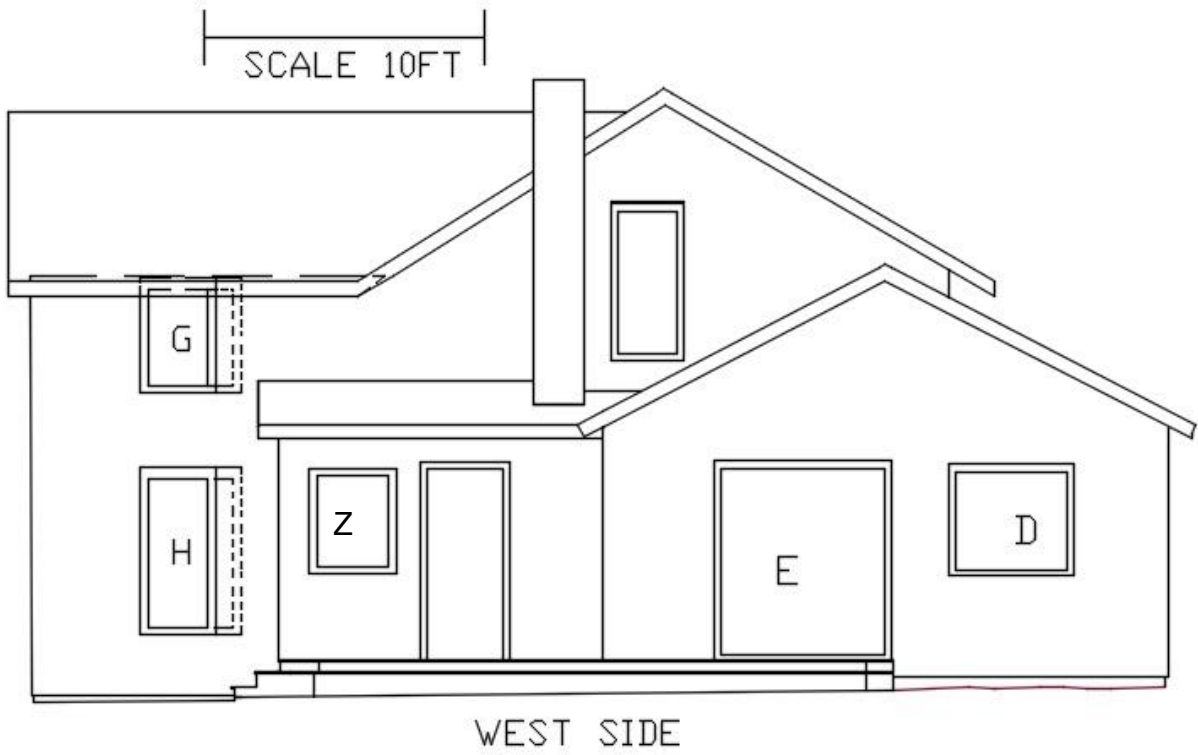
**Elevations affected—see following drawings and photos**



EAST SIDE



SOUTH SIDE



**Kitchen east.** Trim is 3.5" on top, 2.5" on sides, 1.5" on bottom.





**Kitchen south.** Trim is 3.5" on top, 2.5" on sides, 1.5" on bottom.



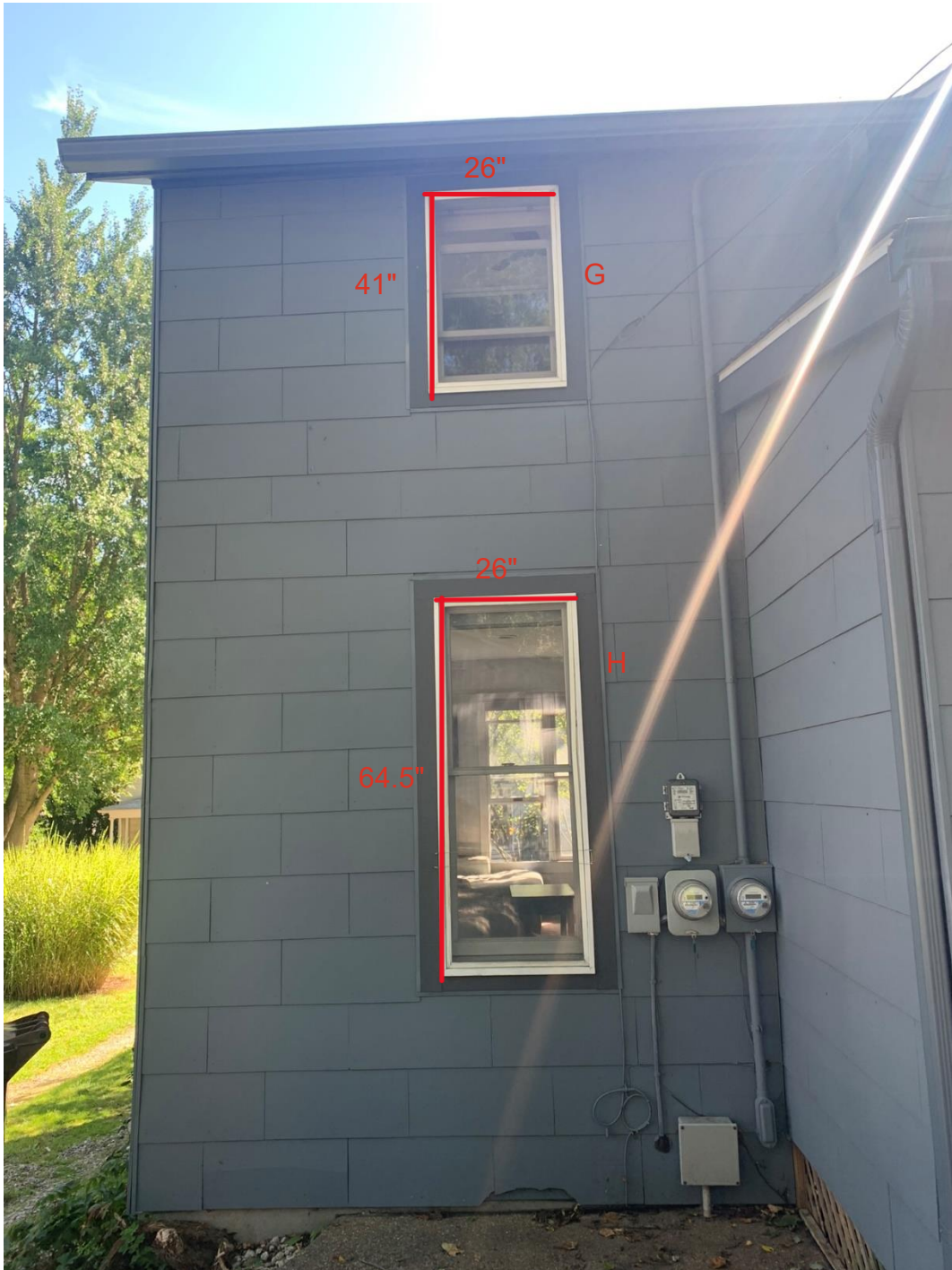
**Kitchen west.** Window trim is 3.5" on top, 2.5" on sides, 1.5" on bottom. Door trim is 3.5" on top, 2.5" on sides, and 2.0" on bottom.



**Kitchen north.** Trim is 3.5" on top, 2.5" on sides, 1.5" on bottom.



**Living room & bedroom west.** Trim is 3.5" on tops, 3.5" sides, 2.5" bottom. These windows will change size, with the widths increasing by 10" to the right (the south). We will have the electric meters stacked by an electrician.



**Living room & bedroom north.** Trim is 3.5" on tops, 3.5" sides, 2.5" bottom. We are changing the width of the top window only, only because this is an egress requirement to meet code, triggered by the change in the opening



Living room east. Trim is 3.5" on tops, 3.5" sides, 2.5" bottom.



**Photos of windows to be enlarged from interior**

**Window H**

Living room west current size: 26" wide x 64" tall

Living room west new size: 36" wide x 64" tall



**Window G**

Bedroom west current size: 26" wide x 41" tall

Bedroom west new size: 36" wide x 41" tall

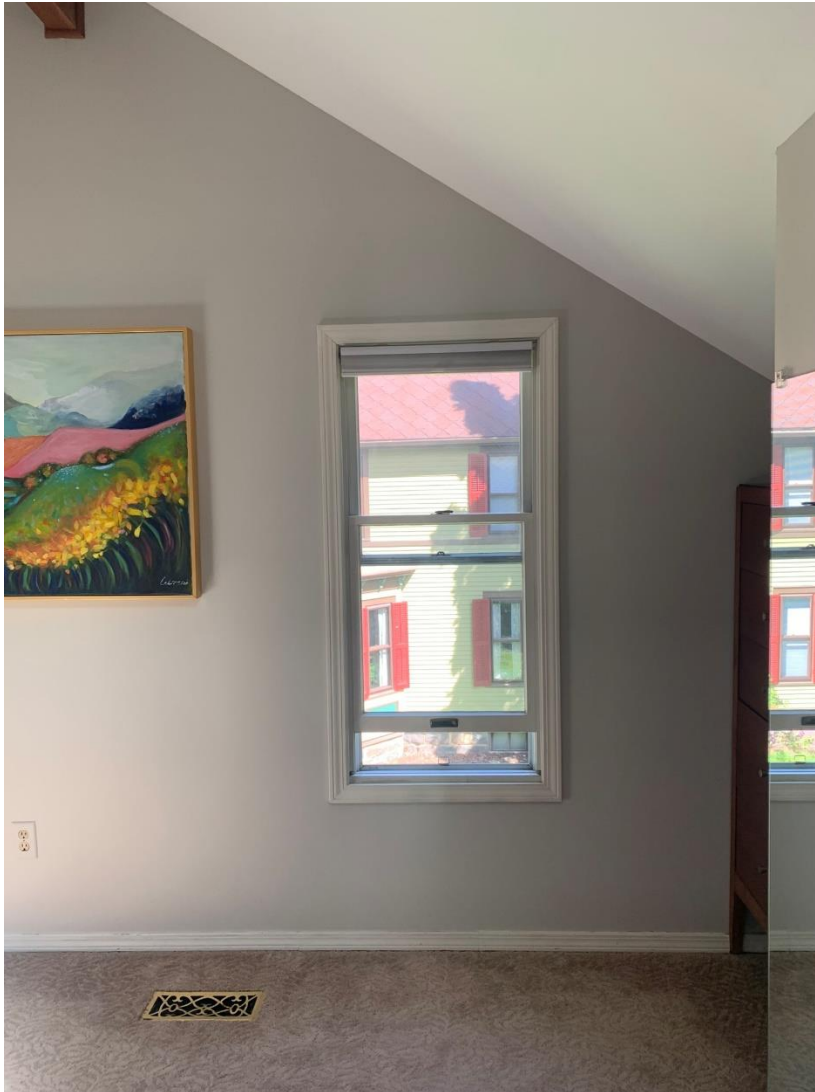




## Window I

Bedroom north is changing from 26" wide x 57" tall

Bedroom north new size: 37.5" wide x 57" tall. Please note that this is the minimum size required to meet the egress requirements for code, which is required if we change the opening on the west side. The egress opening must be 5.7 s.f.



**Photo of mudroom window Z**

37" wide x 48" tall

To be replaced by vinyl clad casement windows to match A, B, C, D, E, and F, in the existing opening, with trim matching other windows





**SOLD BY:**

**SOLD TO:**

Mans Lumber & Millwork Trenton  
PO Box 202  
Trenton, MI 48183-0202  
Fax: 734-676-7319

CREATED DATE
5/6/2024

LATEST UPDATE
8/27/2024

OWNER
William Goodloe

# Abbreviated Quote Report

QUOTE NAME  
Kate Bradley

PROJECT NAME  
Bradley Installed

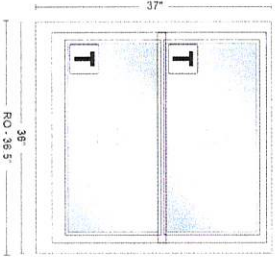
QUOTE NUMBER  
5739025

CUSTOMER PO#

TRADE ID

**ORDER NOTES:**

**DELIVERY NOTES:**



Item	Qty	Operation	Location
100	1	AA	Upstairs Bedroom (West Wall)

RO Size: 36 1/2" x 41"

Unit Size: 36" x 41"

Insect Screen 1: 400 Series Double-Hung, TW 36 x 41 Full Screen Aluminum White  
Stool Option: TW 3X3' 1" 4 9/16" Wall Thickness Pine White - Painted PN:1617764  
TW 3'X3' 1", Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Tempered Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), White Factory Applied Window Opening Control Device, WhiteJamb Liner, White, Full Screen, Aluminum  
Wrapping: Pine / White - Painted Stool

*book cost*  
*\$2,985*

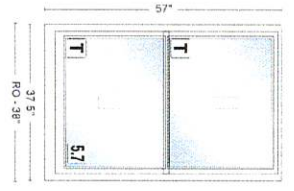
Unit #	U-Factor	SHGC	ENERGY STAR Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.31	NO	A1	32.2960	13.8600
						3.10850

Quote #: 5739025

Print Date: 8/27/2024 7:16:23 PM UTC

All Images Viewed from Exterior

Page 1 of 7



**Item**      **Qty**      **Operation**      **Location**

200      1      AA      Upstairs Bedroom (North Wall)

**RO Size: 38" x 57"**

Unit Size: 37 1/2" x 57"

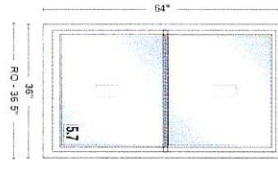
TW 3' 1 1/2"X4' 9", Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Tempered Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), White Factory Applied Window Opening Control Device, WhiteJamb Liner, White, Full Screen, Aluminum Wrapping: Pine / White - Painted Stool

*Your Cost*

*\$ 3,140*

Unit #    U-Factor    SHGC    ENERGY STAR Clear Opening/Unit #    Width    Height    Area (Sq. Ft)

A1    0.31    0.31    NO    33.7960    24.3600    5.71720



**Item**      **Qty**      **Operation**      **Location**

300      1      AA      Living Room (West Wall)

**RO Size: 36 1/2" x 64"**

Unit Size: 36" x 64"

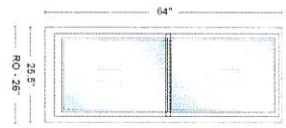
TW 3'X5' 4", Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum Wrapping: Pine / White - Painted Stool

*Your Cost*

*\$ 2,870*

Unit #    U-Factor    SHGC    ENERGY STAR Clear Opening/Unit #    Width    Height    Area (Sq. Ft)

A1    0.3    0.31    NO    32.2960    26.8940    6.03170



**Item**      **Qty**      **Operation**      **Location**

400      1      AA      Living Room (North Wall)

**RO Size: 26" x 64"**      **Unit Size: 25 1/2" x 64"**

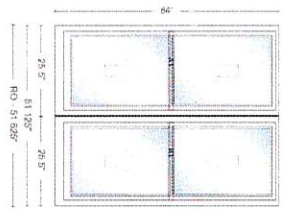
Insect Screen 1: 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum

Wrapping: Pine / White - Painted Stool

*Your Cost*  
\$1,730

Unit #    U-Factor    SHGC    ENERGY STAR Clear Opening/Unit #    Width    Height    Area (Sq. Ft)

A1      0.3      0.31      NO      A1      21.7960    26.8940    4.07070



**Item**      **Qty**      **Operation**      **Location**

500      1      AA-AA      Living Room (East Wall)

**RO Size: 51 5/8" x 64"**      **Unit Size: 51 1/8" x 64"**

Insect Screen 1: 400 Series Double-Hung, TW 25.5 x 64 Full Screen Aluminum White

Insect Screen 1: 400 Series Double-Hung, TW 25.5 x 64 Full Screen Aluminum White

Stool Option: TW 2' 1 1/2"X5' 4"-TW 2' 1 1/2"X5' 4" 4 9/16" Wall Thickness Pine White - Painted PN:1617771

Mull: Factory Mull, Andersen Ribbon Mull, 1/8 Non Reinforced Material

TW 2' 1 1/2"X5' 4"-TW 2' 1 1/2"X5' 4", Unit, 400 Series Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum

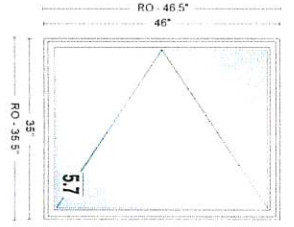
Wrapping: Pine / White - Painted Stool

*Your Cost*  
\$3,065

Unit #    U-Factor    SHGC    ENERGY STAR Clear Opening/Unit #    Width    Height    Area (Sq. Ft)

A1      0.3      0.31      NO      A1      21.7960    26.8940    4.07070

B1      0.3      0.31      B1      B1      21.7960    26.8940    4.07070



**Item**      **Qty**      **Operation**      **Location**

600      1      Left      Mudroom

**RO Size: 35 1/2" x 46 1/2"**

**Unit Size: 35" x 46"**

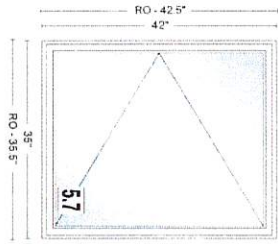
Hardware: PSC Contemporary Folding White PN:1361561  
 Insect Screen 1: 400 Series Casement, PSC 35 x 46 Full Screen Aluminum White  
 w/White - Painted Interior Frame, Left, Hinge with Wash Mode, Dual Pane Low-E4 Standard Series Argon Fill Traditional Trim  
 Stop Profile Stainless Glass / Grille Spacer, Contemporary Folding, White, White, Full Screen, Aluminum  
 Wrapping: 4 9/16" Interior Extension Jamb Pine / White - Painted Standard Head and Side Member Extension Jambs, Factory Applied

*Your Cost*

Unit #    U-Factor    SHGC    ENERGY STAR Clear Opening/Unit #    Width    Height    Area (Sq. Ft)

A1    0.28    0.32    NO    A1    25.2980    41.1480    7.22890

*\$ 1,745*



**Item**      **Qty**      **Operation**      **Location**

700      1      Left      Kitchen - North Side

**RO Size: 35 1/2" x 42 1/2"**

**Unit Size: 35" x 42"**

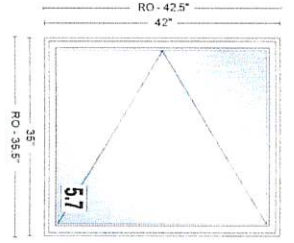
Hardware: PSC Contemporary Folding White PN:1361561  
 Insect Screen 1: 400 Series Casement, PSC 35 x 42 Full Screen Aluminum White  
 w/White - Painted Interior Frame, Left, Hinge with Wash Mode, Dual Pane Low-E4 Standard Series Argon Fill Traditional Trim  
 Stop Profile Stainless Glass / Grille Spacer, Contemporary Folding, White, White, Full Screen, Aluminum  
 Wrapping: 4 9/16" Interior Extension Jamb Pine / White - Painted Standard Head and Side Member Extension Jambs, Factory Applied

*Your Cost*

Unit #    U-Factor    SHGC    ENERGY STAR Clear Opening/Unit #    Width    Height    Area (Sq. Ft)

A1    0.28    0.32    NO    A1    25.2980    37.1480    6.52620

*\$ 1,745*



**Item**      **Qty**      **Operation**      **Location**

800      1      Left      Kitchen - South Side

**RO Size: 35 1/2" x 42 1/2"**      **Unit Size: 35" x 42"**

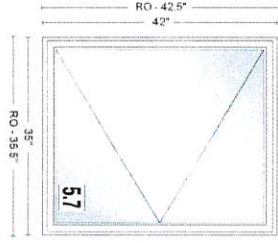
Hardware: PSC Contemporary Folding White PN:1361561  
 Insect Screen 1: 400 Series Casement, PSC 35 x 42 Full Screen Aluminum White  
 w/White - Painted Interior Frame, Left, Hinge with Wash Mode, Dual Pane Low-E4 Standard Series Argon Fill Traditional Trim  
 Stop Profile Stainless Glass / Grille Spacer, Contemporary Folding, White, White, Full Screen, Aluminum  
 Wrapping: 4 9/16" Interior Extension Jamb Pine / White - Painted Standard Head and Side Member Extension Jambs, Factory Applied

Hardware: PSC Contemporary Folding White PN:1361561  
 Insect Screen 1: 400 Series Casement, PSC 35 x 42 Full Screen Aluminum White

Unit #    U-Factor    SHGC    ENERGY STAR Clear Opening/Unit #    Width    Height    Area (Sq. Ft)

A1    0.28    0.32    NO    A1    25.2980    37.1480    6.52620

*You Cost*  
 \$11,745



**Item**      **Qty**      **Operation**      **Location**

900      1      Right      Kitchen - South Side

**RO Size: 35 1/2" x 42 1/2"**      **Unit Size: 35" x 42"**

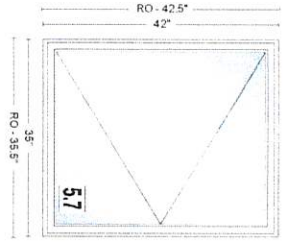
Hardware: PSC Contemporary Folding White PN:1361561  
 Insect Screen 1: 400 Series Casement, PSC 35 x 42 Full Screen Aluminum White  
 w/White - Painted Interior Frame, Right, Hinge with Wash Mode, Dual Pane Low-E4 Standard Series Argon Fill Traditional Trim  
 Stop Profile Stainless Glass / Grille Spacer, Contemporary Folding, White, White, Full Screen, Aluminum  
 Wrapping: 4 9/16" Interior Extension Jamb Pine / White - Painted Standard Head and Side Member Extension Jambs, Factory Applied

Hardware: PSC Contemporary Folding White PN:1361561  
 Insect Screen 1: 400 Series Casement, PSC 35 x 42 Full Screen Aluminum White

Unit #    U-Factor    SHGC    ENERGY STAR Clear Opening/Unit #    Width    Height    Area (Sq. Ft)

A1    0.28    0.32    NO    A1    25.2980    37.1480    6.52620

*You Cost*  
 \$11,745



**Item**      **Qty**      **Operation**      **Location**

1000      1      Right      Kitchen - East/Front

**RO Size: 35 1/2" x 42 1/2"**      **Unit Size: 35" x 42"**

PSC 2' 11"X3' 6", Unit, 400 Series Casement, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Right, Hinge with Wash Mode, Dual Pane Low-E4 Standard Series Argon Fill Traditional Trim Stop Profile Stainless Glass / Grille Spacer, Contemporary Folding, White, White, Full Screen, Aluminum  
Wrapping: 4 9/16" Interior Extension Jamb Pine / White - Painted Standard Head and Side Member Extension Jambs, Factory Applied

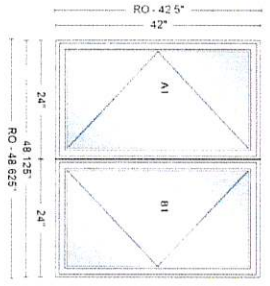
Hardware: PSC Contemporary Folding White PN:1361561

Insect Screen 1: 400 Series Casement, PSC 35 x 42 Full Screen Aluminum White

ENERGY STAR Clear Opening/Unit #      Width      Height      Area (Sq. Ft)

A1	0.28	0.32	NO	A1	25.2980	37.1480	6.52620
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*Your Cost*  
*\$1,745*



**Item**      **Qty**      **Operation**      **Location**

1100      1      Left-Right      Kitchen - Back

**RO Size: 48 5/8" x 42 1/2"**      **Unit Size: 48 1/8" x 42"**

Mull: Factory Mullled, Andersen Ribbon Mull, 1/8 Non Reinforced Material  
PSC 2'X3' 6"-PSC 2'X3' 6", Unit, 400 Series Casement, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Unit 1: Left, Unit 2: Right, Hinge with Wash Mode, Dual Pane Low-E4 Standard Series Argon Fill Traditional Trim Stop Profile Stainless Glass / Grille Spacer, Contemporary Folding, White, White, Full Screen, Aluminum  
Wrapping: 4 9/16" Interior Extension Jamb Pine / White - Painted Standard Perimeter Head and Side Member Extension Jambs, Factory Applied

Hardware: PSC Contemporary Folding White PN:1361561

Insect Screen 1: 400 Series Casement, PSC 24 x 42 Full Screen Aluminum White

Hardware: PSC Contemporary Folding White PN:1361561

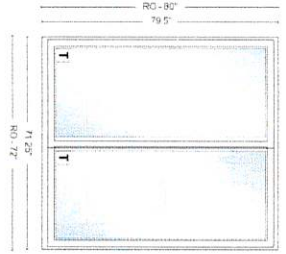
Insect Screen 1: 400 Series Casement, PSC 24 x 42 Full Screen Aluminum White

ENERGY STAR Clear Opening/Unit #      Width      Height      Area (Sq. Ft)

A1	0.28	0.32	NO	A1	14.2980	37.1480	3.68850
B1	0.28	0.32		B1	14.2980	37.1480	3.68850

*Your Cost*  
*\$2,645*





Item	Qty	Operation	Location
1200	1	Stationary-Right	Kitchen
RO Size: 72" x 80"		Unit Size: 71 1/4" x 79 1/2"	
<i>Book Cost \$4,145</i>			

NLGD6068, Unit, 200 Series Patio Doors 2 Panel-NL, 4 9/16" Frame Depth, Factory Assembled, White Exterior Frame, White Exterior Sash/Panel, Pine w/White Interior Frame, Pine w/White Interior Sash/Panel, Gray Appearance, Stationary-Right, Dual Pane Low-E Tempered Argon Fill Stainless Glass / Grille Spacer, Tribeca, White, White, Full Screen, Fiberglass, Gliding

Trim Set 1: NLGD Stationary-Right Tribeca White PN:2565694  
 Auxiliary Foot Lock 1: NLGD White PN:1997301

Insect Screen 1: 200 Series Patio Doors 2 Panel-NL, NLGD6068 Full Screen Fiberglass Gliding White PN:2565308

Unit # U-Factor SHGC ENERGY STAR  
 A1 0.29 0.32 NO

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

\* All graphics as viewed from the exterior. \*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

# Mans Lumber & Home Installation Proposal

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08-27-2024

Kate & Doug Bradley

544 Third Street

Ann Arbor, Mi. 48103

734-883-1926

Broek44@hotmail.com

**Project: Replacement of 11 Windows & 1 Gliding Patio Door**

**Product: Andersen 400 Series Tilt Wash Double Hung Units, 400 Series Casement Units & 200 Series Narrowline Gliding Patio Door Unit**

We include:

Supply & Installation of 11 Windows & 1 Gliding Patio Door (12 Openings)

Rework Two Openings in Upper Bedroom & One Opening in Living Room on West Wall

Included in the installation is all the necessary fasteners, foam, shims, caulk, etc.

**Window & Patio Door Exterior:** White Vinyl Cladding

**Window & Patio Door Interior:** Pine Factory Painted White

**Window Glass:** Clear Low E4 Dual Pane (Tempered where noted)

**Window Hardware:** White Sash Locks (Double Hungs) & White Contemporary Cranks (Casements)

**Patio Door Hardware:** White Tribeca Pull

**Interior Trim:** 1x4 Primed Pine w/Stool & Apron

**Exterior Trim:** Boral Composite Exterior Trim w/Azek (PVC) Drip Cap

**Your Cost: \$29,305**

Thank you for the opportunity.

Tony Goodloe

Mans Lumber & Home (Installation Department)

734-340-7829

wgoodloe@manslumber.com

On occasion installation may not be completed due to back orders, warranty work, or other reasons beyond our control. In those instances, it is agreed that you will pay the contract in full, less 5% until the project is complete. At that time the full contract amount is due.

Room side blinds, shades, shutters may not fit after installation of new windows.

Room side blinds, shades, shutters must be removed by the customer before the installation of your new windows. If not, there will be a \$60.00 off and \$60.00 on charge. Not responsible for any damage to any Blinds.

All furniture, beds, sofas, chairs, pictures must be moved away from the area to be worked on prior to installation.

We reserve the right to cancel this contract and refund any deposit.

All change orders are in writing.

Paint lines may or may not be covered by interior trim.

Re-using exterior or interior trim may or may not be possible.

There may be additional charges for any unseen rot or extra wood damage not seen at the contract signing

All plaster walls will crack and break. We fill any cracks. All painting by others.

Mans Lumber & Millwork is not responsible for any alarm systems. Any alarm system must be reinstalled by the alarm service provider at the homeowner's expense.

Mans Lumber is not responsible for any damage to any landscaping

One year installation warranty

Job site will be broom clean at completion

Terms 50% Down Balance Upon Completion

This proposal is void after 30 days